

## LANDLORD'S RULES & REGULATIONS

**Tenant** will change A/C filters on the first of each month.

**Tenant** shall NOT operate or attempt to operate jets in jetted tub unless tub is filled with water.

**Tenant** shall water grounds as often and as long as required to keep all foliage green. In drought conditions, tenant shall water the maximum amount allowed by law. Tenant shall keep shrubs trimmed to Landlord's specifications. If tenant's maintenance of grounds is lacking, landlord or landlord's representative shall hire a lawn care contractor to keep the grounds at tenant's expense.

**Tenant** shall give a minimum of 45 days notice (by mid-month) before move out at end of lease or lease extension. During these last 45 days, tenant shall keep home and grounds neat and clean, WITHOUT clutter.

**Tenant** shall immediately notify landlord or landlord's representative about any problem that arises-first by telephone, then in writing (by post, email or fax) as stated in lease.

**There** will be NO smoking inside the home or garage.

Tenant will maintain grounds free of cigarette/cigar butts, matches or other trash at all times.

**Tenant** is to keep working batteries in the smoke detectors at ALL TIMES, replacing old batteries with new ones as necessary. Battery-operated smoke detectors will have working batteries at the beginning of lease.

**Landlord** or landlord's representative shall NOT cash or deposit any rent check before the due date, even if a check is received early.

**Landlord** will return security/pet deposits with interest IF tenant complies with all terms of lease and returns the property as clean as on move-in with NO damages.

**Landlord**/landlord's representative will do an on site quarterly evaluation of the property maintenance.

**Landlord** may agree to a short-term lease of not less than six months. A re-letting fee of \$1800 will be required for all leases that are less than ten full months in duration. This fee shall be paid up front. If tenant extends lease to equal at least ten months, this fee shall be returned to tenant.

**Tenant** shall maintain decorative pond in back yard at tenant's expense so that water remains clean and foliage is neatly trimmed. If tenant does NOT wish to maintain pond, tenant shall notify landlord or landlord's representative **at time of lease application** and landlord shall have pond drained and cleaned prior to tenant's move-in.

**Tenant** shall take care not to damage the wood flooring. Tenant shall not drag heavy objects such as furniture that could cause damage to the floor and tenant shall keep all pet's nails clipped well.

**Only** "fire starter logs," available in local stores, shall be burned in fireplaces to prevent build up of creosote.

**Tenant** to consult landlord or landlord's representative for instructions before using stereo system.

**Tenant:** \_\_\_\_\_

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